

IN RE: PETITION FOR VARIANCE
W/S Slater Avenue, 184.50' N
of the c/l of Hanf Avenue
(4335 Slater Avenue)
11th Election District
5th Councilmanic District
Preakness Silver Hill, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-175-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, Preakness Silver Hill, Inc., by and through its attorney, Stuart D. Kaplow, Esquire. The Petitioner requests relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.b of the Comprehensive Manual of Development Regulations (C.M.D.P.) to permit a building to tract boundary setback of 15 feet in lieu of the required 30 feet and to amend the Final Development Plan of Silvergate East for a proposed dwelling in accordance with Petitioner's Exhibits 1 and 2.

Appearing on behalf of the Petitioner were Louis Breitenother, a representative, and Rick Chadsey, the Professional Engineer who prepared the site plan for the subject property. The Petitioner was represented by Stuart D. Kaplow, Esquire. There were no Protestants present.

Testimony indicated that the subject property, known as 4335 Slater Avenue, consists of 0.198 acres, more or less zoned D.R. 5.5 and is presently unimproved. Said property is located within the subdivision known as Silvergate East which is proposed for development with single family dwellings. The Petitioners are desirous of developing the subject property with a dwelling in accordance with Petitioner's Exhibit 2. Due to the narrow width and irregular shape of this lot, the relief requested

is necessary in order to develop the property consistent with other homes in the subdivision. Testimony and evidence presented indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

- 2 -

In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of September, 1993 that the Petition for Variance requesting relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.5.b of the Comprehensive Manual of Development Regulations (C.M.D.P.)) to permit a building to tract boundary setback of 15 feet in lieu of the required 30 feet and to amend the Final Development Plan of Silvergate East for a proposed dwelling in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/20/93
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

September 17, 1993

(410) 887-4386

Stuart D. Kaplow, Esquire
5125 Roland Avenue
Baltimore, Maryland 21210

RE: PETITION FOR VARIANCE
W/S Slater Avenue, 184.50' N of the c/l of Hanf Avenue
(4335 Slater Avenue)
11th Election District - 5th Councilmanic District
Preakness Silver Hill, Inc. - Petitioner
Case No. 93-175-A

Dear Mr. Kaplow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 4335 Slater Avenue
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 504 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Section 504 - building to tract boundary to permit 15 feet in lieu of required 30 feet (and to amend the Final Development Plan of Silvergate East)

A.C.M.D.P. at time of EDD approval of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

That there are unique physical conditions, including irregularity, narrowness and shallowness of lot and shape and other physical conditions peculiar to and inherent in the particular lot; and that as a result, practical difficulties or unnecessary hardships arise in complying strictly with the regulation

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract Purchaser/Lessee
Type or Print Name
Signature
Address
City State Zipcode

Legal Owner(s)
Preakness Silver Hill, Inc.
Type or Print Name
Signature
Address
City State Zipcode

Attorney for Petitioner
Stuart D. Kaplow
Type or Print Name
Signature
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201
City State Zipcode

10817 Reisterstown Road 363-3892
Address Phone No.
Owings Mills, Maryland 21117
City State Zipcode

100 South Charles Street
Baltimore, Maryland 21201
City State Zipcode

ESTIMATED LENGTH OF HEARING
in the following order: ALL OTHER
RECEIVED BY: TMK DATE: 9/20/93

ORDER RECEIVED FOR FILING
Date 9/20/93
By [Signature]

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
648 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

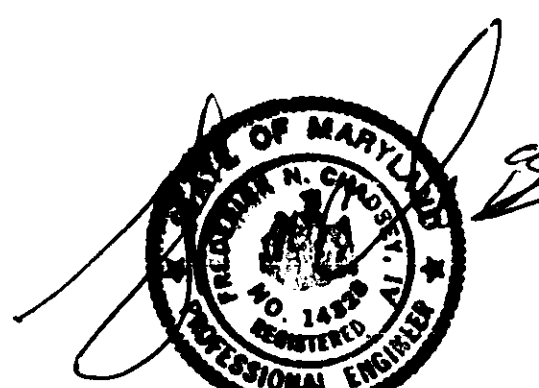
93-175-A

September 10, 1992

ZONING DESCRIPTION FOR #4335 SLATER AVENUE

Beginning at a point on the west side of Slater Avenue, 60 feet wide, at a distance of 184.50 feet north of the centerline of Hanf Avenue, 60 feet wide.
Being Lot #14 in the subdivision of "Silvergate East" recorded among the Plat Records of Baltimore County, Maryland in Liber S.M. 63 folio 127.
Containing 0.198 acres of land more or less.
Subject property is also known as #4335 Slater Avenue and is located in Election District #11.

(NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS)



#180

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting 9/15/92
Posted for: Variance
Petitioner: Preakness Silver Hill, Inc.
Location of property: 4335 Slater Ave, 184.50' N of Hanf Ave
Location of Sign: Lawrence Highway, 200' S of Slater Ave
Remarks:
Posted by: [Signature] Date of return: 12/15/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/16, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/10, 1992

THE JEFFERSONIAN,

S. Zake
Publisher

\$61.02

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

Date

11/13/92

PUBLIC HEARING FEES
010 - ZONING VARIANCE (161) \$50.00
LAST NAME OF OWNER: PREAKNESS SIL HILL, \$50.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

93-175-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

130317

DATE: 12/14/92 ACCOUNT: 4-001-6150

AMOUNT: \$ 50.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CARRIER

\$50.00



Zoning Administration &
Development Management

Account: R 011-6150

Number

93-175
Hearing 1-7

11/17/92

DATE

TIME

LOCATION

STATUS

04A04#0061M1CHPC

BA 01010BAND1-06 93

\$61.07

Please Make Checks Payable To: Baltimore County

Number Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 12/14/92

Preakness Silver Hill, Inc.
10817 Reisterstown Road
Orange Hills, Maryland 21117

RE:
CASE NUMBER: 93-175-A (Item 180)
4/5 Slater Avenue, 184.50' W o c/l Half Avenue
4335 Slater Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Preakness Silver Hill, Inc.
HEARING: THURSDAY, JANUARY 7, 1993 at 9:00 a.m. in Room 106, County Office Building.

Dear Petitioner(s):

Please be advised that \$ 61.07 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

cc: Stuart D. Kaplow, Esq.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

DEC 02 1992

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-175-A (Item 180)
4/5 Slater Avenue, 184.50' W o c/l Half Avenue
4335 Slater Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Preakness Silver Hill, Inc.
HEARING: THURSDAY, JANUARY 7, 1993 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit 15 feet in lieu of required 30 feet building to tract boundary and to amend the Final Development Plan at Silverparks East.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

cc: Preakness Silver Hill, Inc.
Stuart D. Kaplow, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

December 29, 1992

(410) 887-3353

Stuart D. Kaplow, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, MD 21201

RE: Case No. 93-175-A, Item No. 180
Petitioner: Preakness Silver Hill, Inc.
Petition for Variance

Dear Mr. Kaplow:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 20th day of November 1992.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.

Chairman,
Zoning Plans Advisory Committee

Petitioner: Preakness Silver Hill, Inc.
Petitioner's Attorney: Stuart D. Kaplow

Printed on Recycled Paper

DPM/Developers Engineering Division (Public Services)					12/14/92
Development Review Committee Response Form					Date: 12/14/92
Authorized signature: <i>Arnold Jablon</i>					
File Number	Waiver Number	Zoning Issue	Meeting Date		
✓ Venice K. Paterakis		176	11-30-92	NC	
DED DEPRM RP STP TE					
✓ John and Constance Morabito		179		NC	
DED DEPRM RP STP TE					
✓ Edward J. and Joyce A. Benesch		181		NC	
DED DEPRM RP STP TE					
✓ Edward T. and Leigh Ann Schneider		182		NC	
DED DEPRM RP STP TE					
✓ Dale and Sue Chambers		183		NC	
DED DEPRM RP STP TE					
✓ Associated Janek Charities		185		NC	
COUNT 5					
① Preakness Silver Hill, Inc.		180	12-7-92	NC	
DED DEPRM RP STP TE					
Satyr Limited Partnership		184		Comment	
DED DEPRM RP STP TE					
Timothy L. and Meredith L. Scott		186		comment	
DED DEPRM RP STP TE					
① Frank and Joan Eck		187		NC	
DED DEPRM RP STP TE					
Federal Realty Investment Trust		188		Comment	
DED DEPRM RP STP TE					
Beatriz H. and Enrique R. Clausen		189		Comment	
DED DEPRM RP STP TE					
① Shirley A. and Ronda J. Swab		190		NC	



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4180 (MJK)
Preakness Silver Hill, Inc.

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey 12/15/92
John Contestabile, Chief
Engineering Access Permits
Division

RECEIVED

DEC 7 1992

ZONING OFFICE

My telephone number is

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 9, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(November 23, 1992 and December 7, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Rascoe Phipps, Item No. 166
Goldenwood Associates, Item No. 175
Preakness Silver Hill, Inc., Item No. 180
Timothy and Meredith Scott, Item No. 186
Beatriz and Enrique Clausen, Item No. 189
Shirley and Ronda Swab, Item No. 190

If there should be any further questions or if this office can provide additional information, please contact Francis Morse in the Office of Planning at 887-3211.

Prepared by: *Ervin McDaniel*

Division Chief: *Ervin McDaniel*

EMcD/FM:rdn

180.ZAC/ZAC1

COORDINATE TABLE

NR	NORTH	EAST
5	36284.92	36288.87
6	36217.21	36275.10
7	36216.50	36201.87
8	36257.14	36175.75
9	36250.88	36175.15
10	36252.21	36191.27
11	36247.56	36142.88
12	36264.68	36267.01
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

NOTES:
 1) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 2) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 3) THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 10-10-87.
 4) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 21 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.

CURVE DATA

STATION	TO	R	Δ	I	ARC	CHORD
18	20	200.00'	27°18'21"	61.11'	119.87'	537°40'00"E 110.73'
20	22	200.00'	27°28'21"	48.84'	78.70'	537°40'00"E 110.73'
22	24	200.00'	41°24'55"	10.50'	36.14'	503°15'52"E 35.95'
24	26	200.00'	41°24'55"	10.50'	36.14'	544°30'00"E 20.35'
26	28	200.00'	208°19'07"	N/A	228.35'	N/A
28	30	200.00'	37°37'40"	41.44'	177.32'	554°06'37"E 174.15'
30	32	200.00'	18°12'40"	41.44'	81.85'	522°24'00"E 81.64'
32	34	200.00'	12°40'15"	36.04'	72.48'	545°17'00"E 72.48'
34	36	200.00'	23°38'10"	54.07'	106.99'	532°51'55"W 105.45'
36	38	200.00'	27°14'41"	72.44'	141.85'	532°20'15"W 140.22'
38	40	200.00'	47°26'30"	52.00'	108.95'	522°11'05"W 108.95'
40	42	200.00'	47°26'30"	52.00'	108.95'	522°11'05"W 108.95'
42	44	200.00'	2°01'55"	15.61'	31.21'	516°18'45"E 31.21'

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN OFFERED. HOWEVER, BUILDING PERMITS FOR THIS BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

DEVELOPER
PREAKNESS HOMES
 OWNER
PREAKNESS SILVER HILL, INC.
 111 GUYMONS MILL CT
 OWINGS MILLS, MD 21117
 (301) 362-3622

APPROVED: *[Signature]* 10/6/91
 DIRECTOR OF PUBLIC WORKS
 APPROVED: *[Signature]* 10/6/91
 DIRECTOR OF PLANNING AND ZONING
 APPROVED: *[Signature]* 10/6/91
 DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAMB OUT AND THE PLAT THEREON HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

[Signature]
 FRANCIS W. ZIEGLER
 REG. NO. 15,270
 DATE 10/6/91

OWNER'S CERTIFICATE
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

[Signature]
 LOUIS BREITENOTER
 DATE 10/6/91

NOTE:
 THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEING THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE:
 HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, FOREST BUFFER AREAS IN THE DEEDS AND VERNACULAR MANAGEMENT AREAS ARE NOT MATTER FOR THE SURVEYOR'S RESERVATION AND ARE RESERVED TO THE OWNER AND EXCEPT FOR THESE RESERVATIONS, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, BY THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY AND AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

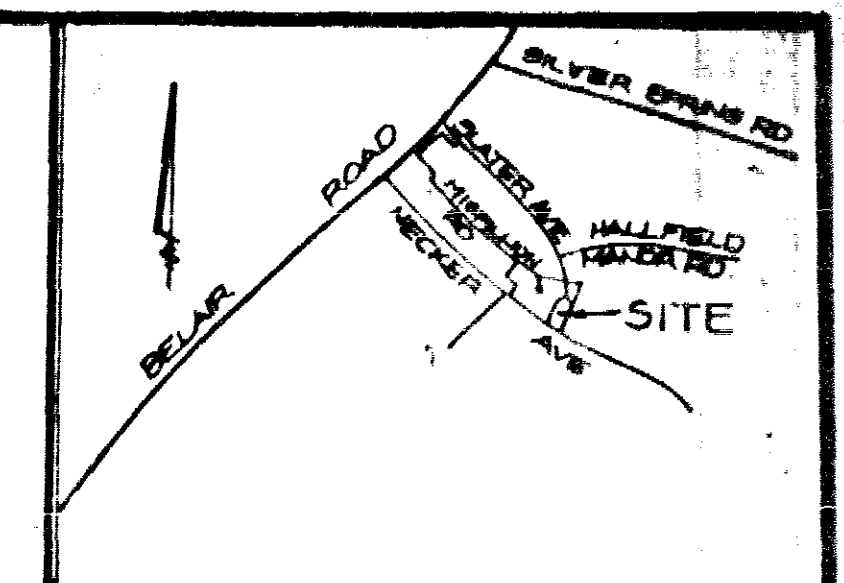
NOTE:
 1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
 2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 86-82 (SECTION 22-68).
 4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

P.A. COMPLETED 11/8/87
 FINAL PLAT CHECKED: *[Signature]*
 PLANNING 10/9/91
 ENGINEERING 10/9/91
 STREET NAME: *[Signature]*
 HOUSE NOS: 2009, 924-91

NOTE:
 COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRIMMER STATIONS:
 11556 N52151.65 E 55606.55
 11557 N51076.92 E 556075.55

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 688 KENNESAW DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (301) 825-8120

COMPUTED BY: W.F.
 DRAWN BY: R.A.M.
 CHECKED BY: C.K.S.
 PROJECT NUMBER: 6705



DENSITY CALCULATIONS

GROSS AREA = 710 AC.
 DENSITY BY ZONING = DR 55 26-710 = 366
 TOTAL ALLOWED UNITS = 55 x 710 = 3907
 PROPOSED DWELLING UNITS = 20
 PARKING SPACES REQUIRED = 26 x 20 = 520
 PARKING SPACES PROVIDED = 52 SPACES
 LOCAL OPEN SPACES REQUIRED = 26 x 600 = 15,600
 LOCAL OPEN SPACES PROVIDED = 0.000 AC.
 WAIVER APPROVED ON 12-10-86
 AREA OF PLAT = 6.962 AC.

NOTE: TRASH COLLECTION, SNOW REMOVAL & ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF PANHANDLE AND STREET RIGHT-OF-WAYS.
 ACCESS FOR LOTS 1, 5, 6 & 11 MUST BE ON HANF AVENUE.

REASON FOR RESUBDIVISION - ADJUST LOT LINES, QUIT LOT 27 AND CORRECT LOT AREA OF LOT 4.

RESUBDIVISIONS OF LOTS
 1 & 2, 11, 12, 21, 22, 23, 24, 25 & 26
SILVERGATE EAST
 (SILVERGATE)
 11th ELECTION DISTRICT BALTIMORE CO. MD.
 SCALE: 1" = 80'
 DATE: 10-18-87
 THIS SITE IS IN THE WHITE MARSH SEWERSHED.
 C.R.G. WAS APPROVED ON 8-13-87

Filed for record
 S.M. 65 FOLIO 127
 Date OCT 18 1991

Test: *[Signature]*
 Clerk

Petitioner's Ex #1

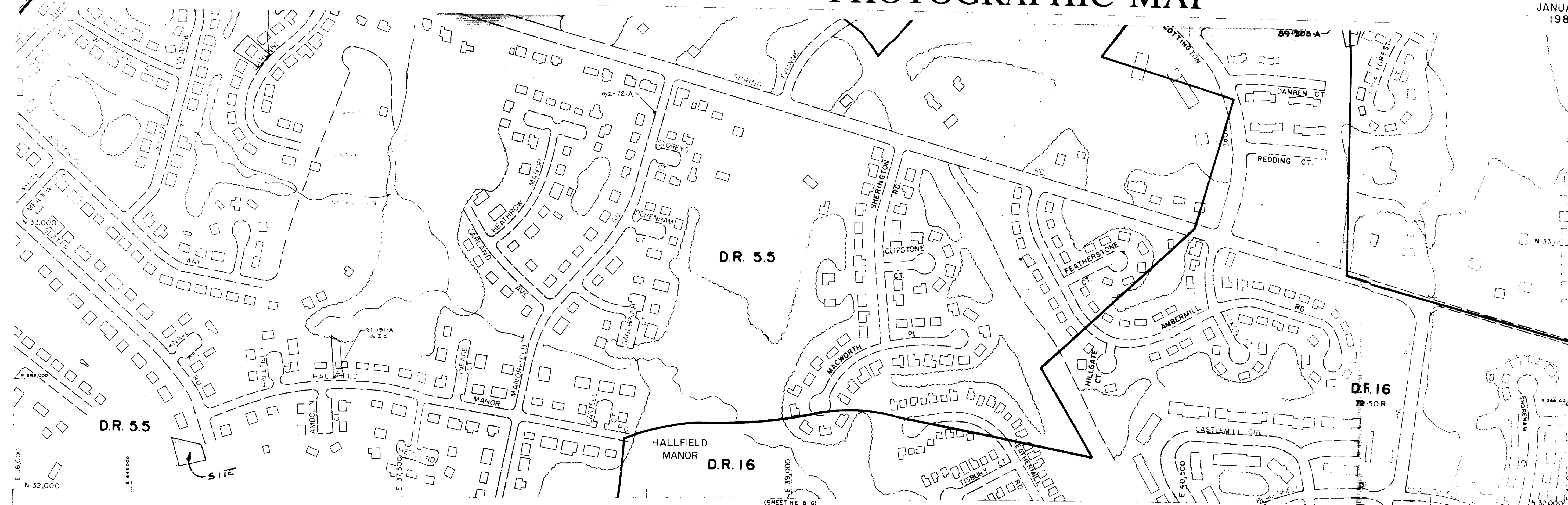


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
93-175-A
PERRY HALL
#180
SHEET
NE
9-G



M - NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PERRY HALL
SHEET
NE
9-G
93-175-A
#180